



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing For December 16, 1998 To Consider Appeal From Tim And Emily Howard Regarding Planning Commission Decision On Use Permit #98-07, Lodi Memorial Hospital

MEETING DATE: November 7, 1998

PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council set a public hearing for December 16, 1998 to consider appeal from Tim and Emily Howard regarding Planning Commission decision on Use Permit No. 98-07, Lodi Memorial Hospital.

BACKGROUND INFORMATION: The City Clerk's office received a letter of appeal (attached) from Tim and Emily Howard regarding Planning Commission decision on Use Permit No. 98-07, Lodi Memorial Hospital. It is recommended that the City Council set this matter for a Public Hearing for December 16, 1998.

FUNDING: None required.

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR/jmp

Attachment

APPROVED: _____
H. Dixon Flynn -- City Manager

October 20, 1998

Lodi City Clerk
City Hall
221 West Pine
P. O. Box 3006
Lodi, California 95241-1910

RECEIVED
OCT 21 AM 9:51
Lodi Memorial
CITY CLERK
CITY OF LODI

**RE: APPEAL OF PLANNING COMMISSION DECISION ON USE PERMIT 98-07
(Lodi Memorial Hospital)**

Dear City Clerk:

Please find enclosed our Appeal of Planning Commission Decision on October 14, 1998, regarding the issuance of the above-captioned use permit. As representatives of the Alder Place residents, please do not schedule the City Council hearing between the dates of November 4, and November 6, 1998, given the information that my wife and I will be in Southern California and unable to represent our neighborhood.

I have enclosed herewith copies of the following:

- 1) The correspondence of Tim and Emily Howard dated respectively September 18 and September 23, 1998, reflecting issues submitted to the Planning Commission.
- 2) The traffic analysis of CCS Planning and Engineering dated October 14, 1998, concerning the technical analysis of the proposed Lodi Memorial Hospital driveway on Alder Place.
- 3) A copy of the ALTA survey map of Lodi Community Hospital dated February 1985, and amended in August of 1990. Please note that said ALTA survey map reflects the approval 98 parking spaces on Parcel No. 5 at the Northeast corner of the Lodi Memorial Hospital property.

The Alder Place residents respectfully request that the Lodi City Council reconsider the Lodi Planning Commission's approval of the request by Lodi Memorial Hospital for a parking lot use permit. Aside from the issues raised in the enclosures, the Alder Place residents do not believe that the environmental exemption proposed by staff is appropriate and, as such, that the project violates the California Environmental Quality Act (CEQA) as a result of its failure to mitigate its impacts to the Alder Place residents.

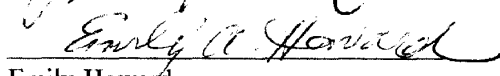
Lodi City Clerk
Page Two
October 28, 1998

At a minimum, the Alder Place residents respectfully request that a traffic study be commissioned by the City to review and respond to the issues raised by CCS Planning and Engineering in their report dated October 14, 1998, as herein above referenced. The City's failure to provide a traffic study and/or to mitigate the proposed project are not consistent with the requirements of State Law and/or CEQA. We respectfully request that the written response to these issues be provided in advance of the anticipated public hearing so that our traffic engineer and the Alder Place residents can review the staff response and proposed findings as required.

Very truly yours,



Tim Howard



Emily Howard

Enclosures

To Whom it May Concern,

September 18, 1998

By way of introduction, I am Emily Howard, a three year resident of Alder Place and a two year employee with the Rehab Services with Lodi Memorial Hospital West (LMHW). I, therefore, have unique concern regarding the proposed expansion of the LMHW parking lot.

As a Hospital which values "community partnerships and participation in hospital planning" (1) and strives "to improve ...risk management systems, maximize the benefits of ...services to (the) community and limit the institution's and individuals' exposure to adverse events" (2), I appeal to Lodi Memorial Hospital (LMH) to keep all access to LMHW to Vine St. I feel that in doing so, LMH can successfully expand their parking lot so as to increase the access to care at the West offices while still honoring the Hospital's Code - which it highly values.

Your patients frequent Alder Pl., pushed in their wheelchairs by family members or friends. These patients and visitors trust LMH to provide and maintain safe grounds. Alder Pl., 1/2 owned by the hospital and a 1/2 private residential street, currently provides a safe environment. By allowing access to the expanded parking lot from Alder Pl., you are putting your patients and visitors at risk for a serious accident. The increased thoroughfare causes increased traffic which scatters car and pedestrians in varying directions. Cars will be pulling in and backing out of parking spaces along Alder Pl., performing U-turns, rushing over the driveways, and crowding the street and sidewalk forcing your wheelchair patients and visitors to dodge adverse events. This can be controlled by limiting the flow of traffic solely to Vine St.

LMHW draws media attention. Sometimes the media attention is welcomed; and sometimes its presents is a threat to the safety of patients or staff. For everyone's security, staff is instructed to direct all media questions to the East campus, to be handled by our Public Relations Director or other appropriate Director/President. Access off of Alder Pl. would only allow the media further access to the people and activities at LMHW as well as provide them with another escape. This intrusion into the confidentiality of LMH's patients could be prevented if access off of Alder Pl. was eliminated.

Finally, LMHW currently is in a heightened state of security. All access and exit is directed through the main entrance to allow the security guards to make contact with all people, videotape the daily activity of the hospital and monitor the main parking area. I know LMHW is taking every measure to prevent further incidents from occurring that could endanger any of its patients, visitors or employees. I would like to believe that similar action is being proposed at the West doctor's offices, especially with the expansion of pediatric services. Providing access to the parking lot solely from Vine St. maximizes the security of and monitors the people and cars visiting the offices.

Again, I appeal to Lodi Memorial Hospital's Code. By limiting access to LMHW services to Vine St., you show the community of Lodi, the State of California, JCAHO and other review boards your continued pursuit of excellence in quality of care and safety for your customers.

Sincerely,

Emily A. Howard, P.T.A.

Emily A. Howard, P.T.A.

(1) (2) Lodi Memorial Hospital's Value Statement /Quality - Risk Management Goal

September 23, 1998

To the Lodi Planning Commissioners,

This letter is being written to draw your attention to the proposal by Lodi Memorial Hospital to expand their parking lot and build access driveways off of Alder Pl. As residents on Alder Pl. we have extreme concerns regarding the ill effects of access ways on Alder Pl. and are therefore in opposition to such access.

By way of introduction, we are Tim and Emily Howard, three year residents and original occupants of 852 Alder Pl. In selecting a home, location was an important factor in our quest. Alder Pl. immediately appealed to us for the simple reasons that it is not a through street and has only a single entrance and exit. Such an arrangement makes for a safe, quiet and neighborly environment. The addition of two or even one driveway off of Alder Pl. onto the Hospital's property would not only disrupt these appealing qualities of Alder Pl. but threaten the safety of our property and our lives.

A: Traffic: What now is a street free of traffic would become cluttered with cars. This is the primary culprit of destruction for our street and the main reason why, although we are not oppose to the expansion of the Hospital's parking lot, we are adamantly oppose to any access off of Alder Pl. Cars will be driving in and out of the street daily and at all hours of the day and night. Cars will park along both sides of the street, perform U-turns, Y- turns, parallel park and pull into our cur-de-sac to give themselves more room.

Concern = high risk of a traffic accident with subsequent liability on not only the Hospital but the resident's of Alder Pl; no parking for our family or friends who visit.

B: Children: There are over a dozen children living on Alder Pl. Currently, Alder Pl. provides an optimal place for them to play. The lack of traffic allows the children to play in the cul-de-sacs and along Alder Pl. This concern is very relevant for us, not only because we want to ensure the safety of the current children on our street, but because we are trying to start a family

Concern = high risk of a child being hit, seriously injured or killed.

C: Security: Access off of Alder Pl. poses a huge safety risk to our property and lives. People obtaining or providing services to the Hospital currently "hang out" along Vine St. passing the time on their lunch or while they wait for their ride. Access off of Alder Pl. would give these people another place to sit and "hang out" - but this time with a direct view of our home, property, commings and goings. I don't want people hanging out across from my home starring at me, my home and family.

Concern = A potential criminal can not be identified by gender, race, age or socioeconomic background. But, for the people who commit wrong doings, having a busy place to sit and scope out their target only tempts them or provides that opportunity.

D: Garbage: Currently, the residents here put the garbage cans along the curb of Alder Pl. We have chosen to do this because we do not want the garbage trucks in our cul-de-sacs, which are small and make the turning radius for a garbage truck difficult. The placement of cans along Alder Pl. not only makes us happy but makes the garbage company happy ; for it makes their job easier, faster and safer. This is just another example of the pride our owners have for our neighborhood and also the way we continue to better our street while not invading or complicating anyone else.

Concern = The parked cars along Alder Pl. would prevent us from placing our garbage cans along the curb. This would force the garbage trucks into the small cul-de-sacs and narrow the entrance and exit into the cul-de-sacs further increasing the risk of property damage or injury to a person - not just a resident of Alder Pl., but a patient or visitor of the Hospital.

E: Mail: Our mail box is a community style box located at the entrance to Alder Pl. Daily, we walk to the box or pull up beside it as we enter the street.

Concern: = The increased traffic as a result of access off of Alder Pl. would make going to the mail box an unnecessary hazard.

F: Noise: Alder Pl. is a quiet street. The sounds that we do hear are not offensive. They are the sounds of children and pets playing, family and friends visiting and neighbors caring for their yards.

Concern = The addition of multiple car's engines running, doors opening and closing, horns honking, car alarms sounding, radios playing and people calling across the street and over the sound of traffic would be offensive.

G: Lights: We have a beautiful night sky and minimal headlights or glare from cars.

Concern = Cars driving into Alder Pl., pulling out of the proposed driveways and turning around at the end of the street or in the cul-de-sacs will direct headlights into our home, lighting up our main living areas. Car windshields would reflect glare into our home. Our night sky would be compromised.

H: Water drainage: These past years, Lodi and surrounding areas experienced a heightened level of rainfall. Specific to Alder Pl., water backed up to the point where the two small drains could not keep up. The occupying neighbors were helping to clear drains and direct the water.

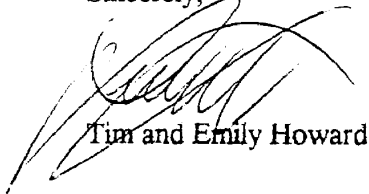
Concern = The proposed lot is several feet higher than the level of Alder Pl. Open access ways would direct water run-off directly onto Alder Pl. and into our cul-de-sacs overburdening the drains and increasing the risk of property flooding. Is the Hospital preparing for water drainage control, specifically as it relates to the flow out of access ways Vs drains within the parking lot?

I: Pets: Many of us own pets, primarily dogs or cats. Currently, we are able to see the family's' pets as they sit in the front yards, walk with their owners to the mail box or unexpectedly run into the street.

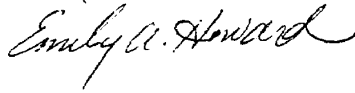
Concern = The increased traffic and unexpected turns or cars increases the risk of a pet being injured.

To date, Lodi Memorial Hospital has been a good neighbor. That is why we have taken the responsibility to contact the Hospital, express our great concerns and propose options that are homeostatic for both Lodi Memorial Hospital and the residents of Alder Pl.. We urge the members of the Lodi Planning Commission to hear and honor our concerns regarding access off of Alder Pl. into the Lodi Memorial Hospital West parking lot.

Sincerely,



Tim and Emily Howard





CCS
PLANNING AND ENGINEERING
I N C O R P O R A T E D

530 Bercut Drive, Suite B
Sacramento, California 95814-0101
916/441-3804 • Fax 916/441-6594

October 14, 1998

Mr. Tim Howard
852 Alder Place
Lodi, CA 95242

RE: Lodi Memorial Hospital West - Impacts of Proposed Driveway on Alder Place

Dear Mr. Howard:

This letter describes our analysis of the proposed Lodi Memorial Hospital driveway on Alder Place. The following summarizes our findings:

- 1) **The driveway on Alder Place is not needed from a capacity nor circulation standpoint.** We prepared a capacity analysis to determine the adequacy of the two existing driveways on West Vine Street to accommodate traffic associated with the parking lot expansion. Using very conservative assumptions, including that all the new parking would use the eastern West Vine Street driveway, it was found that the driveway would operate at level of Service (LOS) A, indicative of very good operating conditions. Additionally, under this worse case condition, the maximum queue would be only 2-3 vehicles at any time. Adequate circulation within the parking lot for the expansion can be provided by the existing two driveways and the current and proposed parking lot layout.
- 2) **The addition of traffic on Alder Place resulting from the proposed driveway would create a significant traffic impact.** Staff has estimated that 320 additional daily vehicle trips would be added to Alder Place and that the total volumes will be well below the theoretical capacity of Alder Place. From a purely technical viewpoint, we would agree with that conclusion. Impacts must also, however, be interpreted from a neighborhood and quality of life perspective. Even though the volumes are below theoretical capacities of a roadway, the tripling of traffic volumes on a neighborhood residential street will certainly change the character of that street and constitutes a significant traffic impact.
- 3) **Traffic from institutional, office, and retail uses, by design, should be directed to collector and arterial roadways rather than residential cul-de-sacs.** This is a fundamental standard in the planning of land use and circulation systems. West Vine Street is a collector facility designed for the volumes and type of traffic generated by the Hospital. Given that there are no compelling capacity or circulation needs that cannot be met by the existing two driveways on West Vine Street, it is not appropriate to locate a driveway on Alder Place.

The following information in this letter provides support of our conclusions.

Project Description

Lodi Memorial Hospital West is requesting approval of a use permit for expansion of the facility's parking lot east towards Alder Place. Lodi Memorial Hospital West is a campus type facility which, in addition to the hospital which occupies the westernmost portion of the site, includes two medical office buildings and a dialysis center near the western portion of the campus. The hours of operation for the medical offices are weekdays from 8:00 am-5:00 PM, while the hours of operation for the dialysis center are 6:00 am-6:00 PM Monday-Saturday. The maximum number of people within the medical offices and dialysis center at any one time is estimated to be 82 people, of which 30 are employees. The medical offices and dialysis center contain 20 examining rooms and 12 dialysis stations.

The proposed expansion would expand the parking lot at the eastern end of the campus which primarily serves the medical offices and dialysis center, providing parking for an additional 49 vehicles. The expansion would include construction of an additional aisle of parking parallel to Alder Place, and the reconfiguration of the existing eastern lot such that vehicles could circulate through the parking lot around a newly created center island. The expansion currently calls for the addition of a driveway along Alder Place. The two existing driveways along West Vine Street would remain in place.

The two driveways along West Vine Street consist of a western driveway near Lower Sacramento Road and an eastern driveway near Alder Place. The hospital generally utilizes the western driveway, while employees and visitors to the medical offices and dialysis center generally utilize the eastern driveway. This eastern driveway generally serves the 33 parking spaces located within the existing easternmost parking lot which serves the medical offices and dialysis center. A portion of the 27 parking spaces within the parking lot located between the hospital and medical offices, and 17 parking spaces located along parking adjacent to West Vine Street between the two driveways, (a total of 44 spaces) are also assumed to utilize the eastern driveway.

As part of the project, the existing landscaped planter at the northwest corner of West Vine/Alder Place would be eliminated and replaced with standard curb, gutter, and sidewalk. It is also proposed that a driveway curb cut which currently exists on West Vine Street leading to the vacant field and new proposed parking lot would be eliminated as part of the project.

Existing Conditions

West Vine Street is an undivided 2-lane roadway with a 50 ft. curb-to-curb width classified as a *minor collector* by the City of Lodi which, in the vicinity of the project, serves primarily residential development in addition to the hospital. The average daily traffic (ADT) on the roadway is approximately 3,000 vehicles per day. The City of Lodi has established that the carrying capacity of a minor collector such as West Vine Street is between 4,000 and 10,000 vehicles per day, where 4,000 vehicles per day is assumed as the upper limit for LOS A operation, and 10,000 vehicles per day constitutes the upper limit for LOS C operation. The

City of Lodi General Plan designates that the target level of service for transportation facilities in the City is LOS C. Therefore, with an average daily traffic volume of approximately 3,000 vehicles per day, West Vine Street currently operates at LOS A. Based on PM peak hour counts at the intersection of Lower Sacramento Road and West Vine Road, the maximum hourly volume along West Vine Street in front of the hospital is 269 vehicles per hour.

Alder Place is a undivided 2-lane cul-de-sac roadway with a 40 ft. curb-to-curb width classified as a *standard residential street* by the City of Lodi. The City of Lodi has established that the carrying capacity of a standard residential street such as Alder Place is between 500 and 4,000 vehicles per day, where 500 vehicles per day is assumed as the upper limit for LOS A operation, and 4,000 vehicles per day constitutes the upper limit for LOS C operation, the target level of service. The roadway currently serves a total of 14 dwelling units. Ten dwelling units exist on spur cul-de-sacs east of Alder Place, two dwelling units front Alder Place near the end of the street, and two dwelling units are located along a driveway at the end of the street. Based on standard trip generation rates from the *Institute of Traffic Engineers - Trip Generation, 6th Edition*, traffic volumes along the roadway are estimated as follows:

- Daily Trips = 134 trips
- AM peak hour = 11 trips
- PM peak hour = 14 trips

Therefore, with an average daily traffic volume of less than 500 trips per day, Alder Place currently operates at LOS A.

Analysis

Although parking for the campus will be expanded, the hospital facilities, medical offices, and dialysis center are not planned to be expanded. Therefore, it is not expected that the number of trips to and from the facilities would be increased and the existing access points should continue to adequately serve the site as they currently do.

Turnover within the existing and future parking lot serving the medical offices and dialysis center is relatively light. Dialysis patients typically visit a dialysis center for 2-3 hours, and visitors to the medical offices would typically remain for an hour or more in length. Employees would typically only constitute at most 4 trips each per day. Therefore, congestion within the parking lot is not considered to be a significant issue. Field observations have confirmed this conclusion.

If the Alder Place driveway was not constructed, and based on the location of existing and proposed parking spaces, it is estimated that the existing eastern driveway would be utilized by vehicles parking in the following parking spaces:

33 existing spaces within easternmost parking lot
49 new parking spaces following expansion
22 spaces (½ of 44 total spaces) between the 2 existing driveways

109 spaces TOTAL

Based on standard trip generation rates from the *Institute of Traffic Engineers - Trip Generation, 6th Edition*, trip generation to and from the medical offices and dialysis center, based on 30 employees, would be as follows:

- Daily Trips = 422 trips
- AM peak hour (peak one hour between 7:00-9:00 AM) = 16 trips
- PM peak hour (peak one hour between 4:00-6:00 PM) = 32 trips

All of these trips are assumed to currently use the easternmost driveway. In addition to the trips listed above, a portion of trips to and from the 44 parking spaces which exist between the two West Vine Street driveways would also use the eastern driveway. It is assumed that, at most, this would be approximately 15 trips within any one hour period.

Based on the *Institute of Traffic Engineers - Parking Generation, 2nd Edition*, peak hours for a medical office are mid-morning and mid-afternoon hours, thus the peak hour of trips to and from the medical facilities does not necessarily correspond to standard peak periods (i.e. 7:00-9:00 am and 4:00-6:00 PM).

To estimate the number of trips to and from the medical facilities based on the number of employees, patients and visitors, the average vehicle occupancy vehicle rate is required. Based on the *Institute of Traffic Engineers - Trip Generation, 5th Edition*, the average vehicle occupancy for vehicles visiting a medical office is 1.37 persons per vehicle.

Worst Case Scenario Analysis with Existing Driveways

The following discussion provides for a worst case scenario if no additional driveways are added and only the two West Vine Street driveways provide access to the site. The number of trips assumed are significantly greater than the expected trips as described above, and the average vehicle occupancy rate is significantly less than the average value listed above.

Assumptions

- The maximum number of people (employees and visitors) within the medical offices and dialysis center is 82 people.
- There is a 100% turn-over of these people within a one-hour period (82 people arriving and 82 people departing).
- The average vehicle would include 1.25 people.
- There is an additional 100% turn-over of vehicles using the eastern driveway and parking within 22 spaces between the two driveways (22 trips in/22 trips out).

Mr. Tim Howard
October 14, 1998
Page 5

Driveway Operation

Based on the above worst case assumptions, a total of 176 vehicles (88 inbound/88 outbound) would use the driveway within an hour. If this unlikely circumstance were to occur, the driveway intersection would still operate at LOS A when traffic along West Vine Street was at a maximum (i.e. during the PM peak hour). On average, a vehicle wishing to exit the driveway would take approximately 5 seconds. The maximum queue would be approximately 2-3 vehicles.

Recommendations

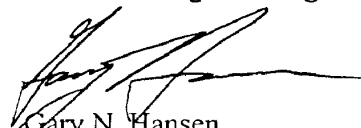
Driveway access to Alder Place is not recommended. Access to Alder Place is not necessary to provide adequate circulation or efficient access to the modified parking lot, nor is it needed to provide additional capacity for the two existing driveways on West Vine Street. Alder Place, which is classified by the City as a standard residential street, is first and foremost a facility whose function should be oriented towards the use, convenience, and comfort of residents along the roadway consistent with common standards of community planning. Consideration of access from a non-residential use should only be considered if adequate access is not possible along a more appropriate roadway facility. West Vine Street is a minor collector which is more suited for access to a hospital facility, and any additional access should utilize this facility. Our analysis shows that the existing access currently works, and would continue to work, at an acceptable level of service (A).

With respect to people arriving at the hospital campus, West Vine Street is a more natural access point. Visitors to the medical offices and dialysis center who are unfamiliar with the site would typically search for access to the parking lot from the major street (West Vine) and would not typically regard the residential street of Alder Place as a means of access.

We hope the information contained in this letter meets your needs. If you have any questions regarding this information, please do not hesitate to call me.

Sincerely,

CCS Planning and Engineering, Inc.



Gary N. Hansen
Principal

CITY COUNCIL

JACK A. SIEGLOCK, Mayor

KEITH LAND

Mayor Pro Tempore

ROBERT J. JOHNSON

STEPHEN J. MANN

PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 333-6702

FAX (209) 333-6807

H. DIXON FLYNN

City Manager

ALICE M. REIMCHE

City Clerk

RANDALL A. HAYS

City Attorney

November 5, 1998

Mr. and Mrs. Tim Howard
852 Alder Place
Lodi, CA 95242

Dear Tim and Emily:

This letter is to notify you that the City Council, at its meeting of November 4, 1998, set your appeal regarding the Planning Commission's decision on Use Permit #98-07 (Lodi Memorial Hospital) for December 16, 1998.

Both a Public Hearing notice and a City Council meeting agenda will be mailed to you prior to the 16th.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,


Alice M. Reimche
City Clerk

AMR/jmp



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: December 16, 1998

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 16, 1998** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Appeal from Tim and Emily Howard Regarding Planning Commission's Decision on Use Permit #98-07, Lodi Memorial Hospital

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: November 4, 1998

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

SET PUBLIC HEARING FOR DECEMBER 16, 1998 - LMH PARKING LOT

On November 5, 1998, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

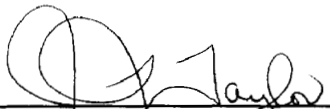
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 5, 1998, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

LODI MEMORIAL HOSPITAL PARKING LOT

1)	02729005;LODI MEMORIAL HOSPITAL ASSN;975 S FAIRMONT AVE;LODI;CA;95240
2)	02704042;PALLESEN, WILLIAM & D ;900 INTERLAKEN ;LODI ;CA;95242
3)	02704043;BAKER, HAROLD E JR & MARY ;2342 W VINE ST ;LODI ;CA;95242
4)	02704044;TIPTON, JESSE A TR ;2336 W VINE ST ;LODI ;CA;95240
5)	02721003;ALLEN, KENNETH R & TERRIE T ;867 WESTWIND DR ;LODI ;CA;95242
6)	02728040;SANGUINETTI, HILDA TR ;2401 W COCHRAN RD ;LODI ;CA;95242
7)	02728042;SANGUINETTI, HENRY & DENISE TR;2434 SUMMERSET CT ;LODI ;CA;95242
8)	02721001;CASTANEDA, MANUEL & RENEE ;2325 W VINE ST ;LODI ;CA;95240
9)	02721002;NICHOLSON, WAYNE & RHONDA ;875 WESTWIND DR ;LODI ;CA;95240
10)	02721004;BROCK, STEPHEN E & C ;859 WESTWIND DR ;LODI ;CA;95242
11)	02721005;HERRERA, MICHAEL A & ANTOINETT;851 WESTWIND DR ;LODI ;CA;95242
12)	02721006;KOINZAN, MICHAEL S & STEPHANIE;843 WESTWIND DR ;LODI ;CA;95242
13)	02721007;SCOFIELD, DOLORES J TR ;835 WESTWIND DR ;LODI ;CA;95242
14)	02721008;MILLER, LARRY D & C A ;827 WESTWIND DR ;LODI ;CA;95240
15)	02721009;RICHARDS, JOHN D & KATHY A ;819 S WESTWIND DR ;LODI ;CA;95242
16)	02721010;BARNHARDT, JERALD K & E J ;811 S WESTWIND DR ;LODI ;CA;95242
17)	02721011;HOFF, HARLEY G & I ;803 WESTWIND DR ;LODI ;CA;95240
18)	02722011;MAAS, GARY A & SHERRY ;2328 W VINE ;LODI ;CA;95240
19)	02722014;ODAMA, TOMIO T & G E ;2321 SUNWEST DR ;LODI ;CA;95240
20)	02722015;ISHIMARU, KENT K & GAIL ;2331 SUNWEST DR ;LODI ;CA;95240
21)	02727017;LIN, ANTHONY & S ;908 INTERLAKEN DR ;LODI ;CA;95242
22)	02727019;BRIZENDINE, STEVEN F & KELLY M;916 INTERLAKEN DR ;LODI ;CA;95242
23)	02736007;MACDONALD, JOHN G JR TR ;1557 ROSECREST TERR ;SAN JOSE ;CA;95126
24)	02728018;VANEGAS, BENJAMIN A & RENEE ;2334 WINTERGREEN CT ;LODI ;CA;95242
25)	02728019;STEPHENS, ANDREW M & MARGARET ;2328 WINTERGREEN CT ;LODI ;CA;95242
26)	02738012;MASON, HELEN BEATRICE TR ;848 ALDER PLACE CT ;LODI ;CA;95242
27)	02728037;GROSS, PAUL G & JEANNETTE L ;2428 SUMMERSET CT ;LODI ;CA;95242
28)	02728038;LEVERONI, EDWARD C TR ETAL ;2422 SUMMERSET CT ;LODI ;CA;95242
29)	02728039;FERRY, ADRIANA S ;2416 SUMMERSET CT ;LODI ;CA;95242
30)	02738014;MURRAY, BRENDA J ;856 ALDER PL ;LODI ;CA;95242
31)	02729001;OTTERSETTER, HAROLD & HELEN ;1111 MACARTHUR BLVD ;SAN LEANDRO ;CA;94577
32)	02738019;COOPER, LARRY K & JANICE L ;890 ALDER PL ;LODI ;CA;95240
33)	02730001;LOPEZ, ARTURO ;1701 S MILLS #76 ;LODI ;CA;95242
34)	02730002;HENDRIX, WILLIAM & PATRICIA ;915 INTERLAKEN DR ;LODI ;CA;95242
35)	02730003;NAKAYAMA, MASAHICO & KAREN ;923 INTERLAKEN DR ;LODI ;CA;95242
36)	02730027;DAMMEL, KENNETH & LAURA ;903 COLOGNE CT ;LODI ;CA;95242
37)	02730028;WOOD, PAUL J & DAWN J TR ;966 COLOGNE CT ;LODI ;CA;95242
38)	02730034;GRAMS, HERMAN R & ELAINE M TR ;2529 PRINCETON AVE ;VISALIA ;CA;93292
39)	02730035;NEUMAN, RICHARD J & JUNE F TR ;910 COLOGNE ;LODI ;CA;95242
40)	02730036;BRENTT, JAMES E & GENA L ;902 COLOGNE CT ;LODI ;CA;95242
41)	02736003;ANDERSON KATZAKIAN PTP ;PO BOX 617 ;LODI ;CA;95241
42)	02736004;GOUVEIA, BETTY J TR ;2424 COCHRAN RD #4 ;LODI ;CA;95242

43)	02736008;HOWARD, GARY J & BARBARA L ;1025 E LAVETA AVE ;ORANGE ;CA;92666
44)	02736009;ANDERSON KATZAKIAN PTP ;PO BOX 617 ;LODI ;CA;95241
45)	02738001;AMADOR, DANIEL S & LETITIA R ;2416 W COCHRAN RD ;LODI ;CA;95242
46)	02738002;VAZ, PHIL G & JULIE A ;2412 COCHRAN RD ;LODI ;CA;95242
47)	02738003;HILSCHER, JOHN & CHRISTI ;2406 COCHRAN RD ;LODI ;CA;95242
48)	02738004;GALLETTI, KENNETH W & TERRI E ;2404 W COCHRAN RD ;LODI ;CA;95242
49)	02738005;BOWERS, AARON L & TARA R ;2400 COCHRAN RD ;LODI ;CA;95242
50)	02738006;KEIL, TIMOTHY & CATHERINE A ;816 ALDER PL ;LODI ;CA;95242
51)	02738007;KOOYMAN, DIRK K & BOBBYN J ;822 ALDER PL ;LODI ;CA;95242
52)	02738008;BRUMM, WILLIAM TR ;828 ALDER PL ;LODI ;CA;95242
53)	02738009;KRUEGER, FREDERICK R & JANICE ;836 ALDER PL ;LODI ;CA;95242
54)	02738013;HOWARD, TIMOTHY L & EMILY A ;852 ALDER PL ;LODI ;CA;95242
55)	02738015;LARSEN, KENDRA D ;860 ALDER PL ;LODI ;CA;95242
56)	02738016;PATTERSON, THOMAS G & VALERIE ;868 ALDER PL ;LODI ;CA;95242
57)	02738017;CHANDLER, TOBY F ETAL ;1720 S MILLS AVE ;LODI ;CA;95242
58)	02738018;SCHUH, VICTOR & ADRIANA ;882 ALDER PL ;LODI ;CA;95242
59)	02738020;FLEMMER, BRENT L ETAL ;2336 COCHRAN RD ;LODI ;CA;95242
60)	02738021;DROWN, DAVID & LINDA ;2330 COCHRAN RD ;LODI ;CA;95242
61)	02738022;TOKAY DEVELOPMENT INC ;PO BOX 1259 ;WOODBIDGE ;CA;95258
62)	02738023;PATTERSON, MICHAEL & BRENDA ;1311 W CENTURY BLVD #56 ;LODI ;CA;95242